

88089056

This Indenture, WITNESSETH, That the Grantor ARDELIA BLACKMAN, UNMARRIED

THIS IS A JUNIOR MORTGAGE

of the CITY of CHICAGO County of COOK and State of ILLINOIS  
for and in consideration of the sum of SEVEN THOUSAND FIVE HUNDRED FIVE AND 1/100 Dollars  
in hand paid, CONVEY. AND WARRANT to DENNIS S. KANARA, Trustee

of the CITY of Chicago County of Cook and State of Illinois  
and to his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements herein, the following described real estate, with the improvements thereon, including all heating, gas and plumbing apparatus and fixtures, and every thing appurtenant thereto, together with all rents, issues and profits of said premises, situated

in the CITY of CHICAGO County of COOK and State of Illinois, to-wit:  
LOT 17 (EXCEPT THE NORTH 7 FEET THEREOF) AND THE NORTH 7 FEET  
OF LOT 18 IN BLOCK 54 IN HILL'S ADDITION TO SEVEN CHICAGO,  
A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38  
NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS

Commonly known as 8540 S. Kingston  
CHICAGO, ILL. 60617-3131-032 EADAM UN

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.  
IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor's ARDELIA BLACKMAN, UNMARRIED

justly indebted upon one retail installment contract bearing even date herewith, providing for 84  
installments of principal and interest in the amount of \$ 112.49 each until paid in full, payable to  
EXPRESS BLOKS ASSIGNED TO LAKEVIEW BANK

88089056

THE GRANTOR covenants and agrees as follows: 1) To pay said indebtedness, and the interest thereon, as herein and in said notes provided or according to any agreement extending time of payment. 2) To pay prior to the first day of June in each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefor. 3) Within sixty days after destruction or damage to rebuild or replace all buildings or improvements on said premises that may have been destroyed or damaged. 4) That waste on said premises shall not be committed or suffered. 5) To keep all buildings now or at any time on said premises insured in compliance with the covenants herein, who is herein authorized to place such insurance on companies acceptable to the holder of the first mortgage indebtedness, with the clause attached to the first Trustee in Mortgage, and second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgagee or Trustee until the indebtedness is fully paid. 6) To pay all prior encumbrances, and the interest thereon, at the time or times when the same shall become due and payable.  
IN THE EVENT of failure to insure, or pay taxes or assessments, or the prior encumbrances or the interest thereon when due to the trustee or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or lien affecting said premises, or do all such acts and things and the interest thereon from time to time, and till money so paid, the grantor agrees to repay immediately without demand, and the same with interest accrued from the date of payment at seven per cent. per annum, shall be so much additional indebtedness secured hereby.  
IN THE EVENT of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all interest accrued thereto at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach, at seven per cent. per annum, until the indebtedness is fully paid, or by suit at law, or by suit in equity, the same as if all of said indebtedness had then matured in express terms.  
It is Acknowledged by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure proceedings - including reasonable attorney fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, the wrong done by the grantor - shall be paid by the grantor, and the like expenses and disbursements, occasioned by any suit or proceeding wherein the trustee or any holder of said indebtedness, as such, may be a party, shall also be paid by the grantor. All such expenses and disbursements shall be an additional lien upon said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings, which proceedings, whether decree of sale shall have been entered or not, shall not be stayed, suspended or adjourned, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor, for said grantor, and for the trustee, executor, administrator and assigns of said grantor, waive all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree that upon the filing of any bill to foreclose this Trust Deed, the court in which such bill is filed, may at once and without notice to the said grantor, and to any party claiming under said trust deed, appoint a receiver to take possession or charge of said premises with power to collect the rents, issues and profits of the said premises.

IN THE EVENT of the death, removal or absence from said Cook County of the grantor, or if the refusal to act, then

Thomas F. Bussey of said County is hereby appointed to be first successor in the trust, and if the any like cause said first successor fail or refuse to act, the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be second successor in the trust. And when all the aforesaid covenants and agreements are performed, the trustee or his successor in trust, shall release said premises to the party entitled, on receiving the reasonable charges

Witness the hand and seal of the grantor, this 07 day of FEBRUARY A. D. 19 88  
Ardelia Blackman SEAL

SEAL  
SEAL  
SEAL  
SEAL

UNOFFICIAL COPY

Box No. 146

# Trust Deed

Appella Blackman  
8540 S. Halsted  
Chicago, Ill. 60617  
TO

PENNIS S. KANARA, Trustee  
LAKESHORE TRUST  
3201 N. ASHLAND AVE.  
CHICAGO, ILLINOIS 60657

THIS INSTRUMENT WAS PREPARED BY:

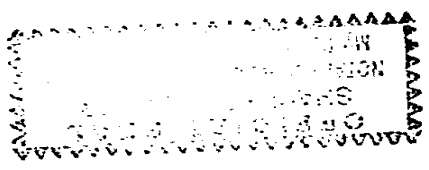
*Express Plans*  
*3131 N. Lake Shore*  
*Chicago, Ill. 60657*  
LAKE VIEW TRUST AND SAVINGS BANK  
3201 N. ASHLAND AVE., CHICAGO, IL 60657  
312/525-2180

1200

88-689056

Property of Cook County Clerk's Office

DEPT-01 312 00  
TRM 0862 03/01/88 15:25:00  
#9918 \*D \* 88-089056  
COOK COUNTY RECORDER



I, *Shari Schummer*  
Notary Public in and for said County, in the State aforesaid, do hereby certify that *Appella Blackman*  
personally known to me to be the same person whose name *is*  
instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument  
as *her* free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.  
Given under my hand and Notarial Seal, this *February* day of *1988*  
*Shari Schummer*  
Notary Public

State of Illinois }  
County of Cook }